



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 063-05

1568-1576 LA VISTA DEL OCEANO DR.

MODIFICATIONS, NPO FINDINGS AND LOT MERGER

OCTOBER 6, 2005

APPLICATION OF BOB GODA, AGENT FOR EUGENE & PATRICIA BUCCIARELLI, SIDNEY & PAMELA MACOFSKY, GENE SCHECTER, AND DAVID & JANE GEYER (PROPERTY OWNERS); 1568-1576 LA VISTA DEL OCEANO DRIVE, (035-180-085, -084, & -058 AND 035-170-023 & -022); E-1, ONE-FAMILY RESIDENCE ZONE; GENERAL PLAN DESIGNATION: RESIDENTIAL – 3 UNITS PER ACRE (MST1999-00714; MST99-00513; MST98-00706; MST2003-00652; AND MST1999-01043)

The project consists of five inter-related applications located at the end of the lower portion of La Vista del Oceano Drive which is currently unimproved and centrally located in that neighborhood. The affected project site totals approximately an acre and a half. There are new residences and associated improvements proposed at 1568, 1570, 1575, and 1576 La Vista del Oceano Dr. The associated improvements would require numerous walls and fences. The upper three lots (1568, 1570 and 1576 La Vista del Oceano Dr.) would be accessed from a private driveway that comes off of La Vista del Oceano Drive. The proposal includes raising the La Vista del Oceano Drive road bed a maximum of eight feet and completing the roadway to Ricardo Avenue in order to provide vehicular access to the lots. In order to raise the road bed, some grading will be required on neighboring parcels (1562 & 1564 La Vista del Oceano Dr.) that are not directly related to this project.

The following discretionary applications are required for the project:

1. 1568 La Vista del Oceano Drive (035-180-085/Bucciarelli - Banko)
 - (a) Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.
 - (b) A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3-½' in height in the E-1 Zone (SBMC §28.87.170).
2. 1570 La Vista del Oceano Drive (035-180-084/Macofsky – Meaney)
 - (a) Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.
 - (b) A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3-½' in height in the E-1 Zone (SBMC §28.87.170).

3. 1575 La Vista del Oceano Drive (035-170-023/Schecter – Gradin) & (035-170-022/Geyer)
 - (a) A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3-½' in height in the E-1 Zone (SBMC §28.87.170).
 - (b) A Modification to allow encroachment into the required front yard setback in the E-1 Zone (SBMC §28.15.060.1).
 - (c) A Modification to allow parking in the required front yard setback in the E-1 Zone (SBMC §28.15.060.1 and §28.90).
 - (d) A Modification to provide less than the required 1,250 square feet of open yard in the E-1 Zone (SBMC §28.15.060.3).
 - (e) Voluntary Lot Merger of APN 035-170-023 and 035-170-022.
4. 1576 La Vista del Oceano Drive (035-180-058/Geyer – Meaney)
 - (a) Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.
 - (b) A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3-½' in height in the E-1 Zone (SBMC §28.87.170).
 - (c) A Modification to allow parking in the required interior yard setback in the E-1 Zone (SBMC §28.15.060.2 & §28.90).
5. La Vista del Oceano Drive Roadway including:
“Hairpin Lot” on La Vista del Oceano Drive (035-170-022/Geyer)
1564 La Vista del Oceano Drive (035-180-077 – D’Hoker/Enders)
1562 La Vista del Oceano Drive (035-180-078 - Converse)
 - (a) Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.
 - (b) A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3-½' in height in the E-1 Zone (SBMC §28.87.170).

The Planning Commission will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and 1 person appeared to speak in opposition of 1575 La Vista del Oceano Drive thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 30, 2005
2. Site Plans

3. Correspondence received in opposition to the project:

- a. Ed and Darlene Tebo, 1604 La Vista del Oceano Drive

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

The Planning Commission finds the following for 1568-1576 La Vista del Oceano Drive and the completion of La Vista del Oceano Drive (including 1562-1564 La Vista del Oceano Drive):

A. Environmental Review

1. Mitigated Negative Declaration Findings pursuant to California Public Resources Code §21080(c) and 2108.6, and California Code of Regulations §15074

The Planning Commission has considered the proposed Final Mitigated Negative Declaration, dated September 28, 2005, for 1568-1576 La Vista del Oceano Drive (MST1999-00714; MST99-00513; MST98-00706; MST2003-00652; MST1999-01043), and comments received during the public review process. The proposed Final Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act requirements, and constitutes adequate environmental analysis of 1568-1576 La Vista del Oceano Drive (MST1999-00714; MST99-00513; MST98-00706; MST2003-00652; MST1999-01043).

- a. Mitigation measures identified in the Mitigated Negative Declaration have been agreed-to by the applicant and incorporated into the projects, which would avoid or reduce all potentially significant impacts to less than significant levels. Additional mitigation measures would be applied as conditions of approval to minimize adverse but less than significant environmental effects. Please refer to the brief summary of the Final Mitigated Negative Declaration in Section VII. Environmental Review of the Planning Commission Staff Report and to the Final Mitigated Negative Declaration for a detailed discussion (Exhibit D). In the Planning Commission's independent judgment and analysis based on the whole record, there is no substantial evidence that 1568-1576 La Vista del Oceano Drive (MST1999-00714; MST99-00513; MST98-00706; MST2003-00652; MST1999-01043) will have a significant effect on the environment. The Final Mitigated Negative Declaration, dated September 28, 2005, is hereby adopted.
- b. A Mitigation Monitoring and Reporting Program prepared in compliance with the requirements of Public Resources Code §21081.6, is included in the Final Mitigated Negative Declaration for 1568-1576 La Vista del Oceano Drive (MST1999-00714; MST99-00513; MST98-00706; MST2003-00652; MST1999-01043) and is hereby adopted.

- c. The location and custodian of documents associated with the environmental review process and decision for 1568-1576 La Vista del Oceano Drive (MST1999-00714; MST99-00513; MST98-00706; MST2003-00652; MST1999-01043) is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, CA 93101.
 2. Findings for Exemption From Fish & Game Code
 - a. An Initial Study has been conducted by the lead agency, which has evaluated the potential for the proposed 1568-1576 La Vista del Oceano Drive (MST1999-00714; MST99-00513; MST98-00706; MST2003-00652; MST1999-01043) to result in adverse effects, either individually or cumulatively, on wildlife resources. For this purpose, wildlife is defined as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability." (Section 711.2 Fish and Game Code)
 - b. There is no evidence that the proposed project would have any potential for adverse effect on wildlife resources because it is located in a developed, urbanized area.
- B. Modifications (SBMC §28.92.026)
 1. Fence, Screen, Wall and Hedge Modifications for 1562, 1564, 1568, 1570, and 1576 La Vista del Oceano Drive and "Hairpin" Lot APN 035-170-022 (SBMC §28.87.170).

The modifications are necessary to secure appropriate improvements on the lots and are consistent with the purposes and intent of the Zoning Ordinance. This will allow for adequate access to be provided on the sites as required by Transportation Staff and the Fire Department for the proposed development. This will also allow for the completion of La Vista del Oceano Drive, which will result in a higher level of response for emergencies in this area. The heights have been minimized to the greatest extent possible balancing all relevant factors on the sites.
 2. Interior Yard Setback Modification for 1576 La Vista del Oceano Drive (SBMC §28.15.060 & 28.90)

The modification is necessary to promote uniformity of improvement and secure an appropriate improvement on the lot and is consistent with the purposes and intent of the Zoning Ordinance. Approval of the modification will allow for guest parking to be provided in an area where no on-street parking is available, thus minimizing impacts in the surrounding neighborhood.
- C. Findings for Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of the main building footprints within the Hillside

Design District for 1560, 1570 and 1576 La Vista del Oceano Drive, "Hairpin" Lot APN 035-170-022, and the completion of La Vista del Oceano Drive (SBMC §22.68.070)

1. The public health, safety and welfare will be protected.

The project site is subject to a number of geologic and environmental constraints. As discussed in the Final Mitigated Negative Declaration, potential impacts associated with these hazards would be adequately addressed by implementing the identified project design and specified mitigation measures such that construction of the proposed development would ensure seismic and geologic stability, and reduce or avoid potential environmental impacts associated with unstable geologic conditions.

The grading has been designed with appropriate drainage and erosion control measures. All drainage improvements would be subject to design in accordance with hydrology calculations, City Ordinance provisions, and review by the City Building and/or Public Works Engineering Divisions.

The proposed project's landscape plans would comply with City high fire hazard area requirements for access, construction (access), water availability, and vegetation brush management.

2. The grading and development will be appropriate to the site, have been designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside due to the minimized grading and site development;

The entire project area is located on a south-facing slope with gradients which vary from approximately 29 to 50 percent. The grading design for the residences is similar to the surrounding neighborhood. The structures would be imbedded into the hillside and step down the slope of the property, with the downhill elevations at two or three stories. The total amount of grading for the project, which consists of the four new homes and connecting the upper and lower portions of La Vista del Oceano Drive, would be 4,970 cu. yds. of cut, 3,082 cu. yds. of fill, resulting in 1,890 cu. yds. of export. A significant portion of the cut obtained from the residential lots would be used to raise the road bed a maximum of eight feet in order for the upper lots to have adequate vehicular access to the sites, and also minimize the export of material.

In this case, grading outside the structure footprints would follow the natural landform as much as is feasible, with the exception of localized fill necessary for the shared driveway on the upper lots and for raising the roadway. The roads and driveways have been aligned to minimize grading while meeting the required design standards for width, gradient and cross fall. The proposed residences have been designed to blend into the hillside and surrounding neighborhood. Additionally, the grading has been reviewed closely by the Architectural Board of Review in order to minimize the amount of grading and

reduce the height and amount of retaining walls necessary for the development. The proposed grading design implements the City's Hillside Housing Techniques and the grading plans for the project would be compatible with the site's natural contours as much as possible given the need to raise the road bed and create a shared driveway in order to provide adequate access to the upper lots.

The project site would also introduce the use of native or naturalized and fire retardant vegetation, especially on the downward or southern facing slopes that would hide or break up any large surface area views of the structures facing down slope. Because very little vegetation exists on the project site currently, the addition of substantial additional vegetation would be an enhancement of the hillside.

3. The project will, to the maximum extent feasible, preserve and protect any native or mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') from the base of the trunk.

The project site does not contain any native or mature trees.

4. The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.

The proposed development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood. The proposals have been reviewed extensively by the Architectural Board of Review to minimize mass, bulk, and scale, grading and height of retaining walls. The ABR found the homes to be acceptable and compatible as proposed in terms of mass, bulk and scale. The Architectural Board of Review understands that the details will be high quality, particularly the proposed retaining walls.

The applicants have worked with Fire Department Staff in incorporating native or naturalized and fire-retardant vegetation in the landscape plans for each lot. Additionally, the Architectural Board of Review has worked with the applicants to break up the mass of structures and retaining walls with use of landscaping. The landscaping currently on these sites is primarily limited to grasslands and weeds. The incorporation of more substantial shrubbery and trees would help to mitigate the massing and frame the views.

The project would introduce the use of native or naturalized and fire retardant vegetation, especially on the downward or southern facing slopes that would help to hide or break up any large surface area views of the structures facing down slope. Because very little vegetation exists on the project site currently, the addition of substantial additional vegetation would be an enhancement of the hillside.

5. The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood.

The proposed development would be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood. The proposals have been revised to minimize the height of the buildings and the retaining walls for the sites. The Board looked at ways to minimize the amount of grading as much as feasibly possible without compromising other aspects of the project. The ABR found the homes to be acceptable and compatible as proposed in terms of mass, bulk and scale. The Architectural Board of Review understands that the details will be of a high quality, particularly the proposed retaining walls.

A survey of surrounding lots of comparable slope and size found that the floor area ratios were within the parameters of surrounding development. The majority of the southern facing or visually prominent slopes would have development that is similar in scale and compatible with the surrounding neighborhood. This proposal involves some of the last remaining undeveloped lots in this neighborhood. The majority of the surrounding existing developments were reviewed and approved by the Architectural Board of Review, and the project would also be subject to ABR approval.

6. The development will preserve significant public scenic views of and from the hillside.

The proposed project would not obstruct any public scenic view corridors to the ocean or lower elevations of the City nor would it obstruct any upper foothill or mountain views from the beach or lower elevations of the City. The project, which is limited in size and scope, would be located on a hillside and would be intermittently visible from various public and private viewpoints within the Coastal Zone. The development would not block scenic public views of the mountains, foothills, or coastline. The existing public views across the site provide openness between built areas, but do not have substantial scenic quality nor include views of important visual features such as mountains, lush natural vegetation, unique geologic features or water features.

Although some undeveloped lots may serve as a scenic open space for a neighborhood, these lots do not provide that function for this area. They visually appear to be vacant lots in a residential neighborhood instead of a designated open space. While the vacant lots may provide some visual relief, residential development compatible with the surrounding neighborhood would also be appropriate. This development would essentially in-fill a portion of the remaining hillside with residential development, comparable with its surroundings.

The visual change from the existing undeveloped project site areas to the proposed project would be nominal from public view vantage points. There are areas along Cliff and Shoreline Drives where the project site is visible; however, public views towards the project site are considered somewhat degraded due to the surrounding residential development in an urban setting. The proposed

residences have been designed to blend into the hillside and surrounding neighborhood. They would include landscaping and architecture that would be designed to be consistent with design guidelines and standards of the Architectural Board of Review (ABR) that take into consideration scenic view compatibility.

II. Said approval is subject to the following conditions:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be documented by the each of the Owners in a written instrument which shall be reviewed as to form and content by the City Attorney, Community Development Director and/or Public Works Director, and which shall be recorded in the chain of title of each parcel of the Real Property in the Office of the County Recorder:
1. **Uninterrupted Water Flow.** The Owners shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owners are responsible for the adequacy of any project related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Water Rights Assignment.** Owners of the individual parcels of Real Property shall assign to the City of Santa Barbara the exclusive right to extract ground water from under each of the individual parcels that constitute the Real Property. This assignment of rights shall not include a right of surface entry on or from the Real Property.
 3. **Allowed Development.** The development of the Real Property approved by the Planning Commission on October 6, 2005 is limited to the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara and as shown below:
 - a. **1568 La Vista del Oceano Drive** – a single-family residence with an attached garage, totaling 3,300 square feet, and associated improvements;
 - b. **1570 La Vista del Oceano Drive** – a single-family residence with an attached garage, totaling 3,450 square feet, and associated improvements;
 - c. **1576 La Vista del Oceano Drive** – a single-family residence with an attached garage, totaling 3,950 square feet, and associated improvements;

- d. **La Vista del Oceano Drive** – completion of the roadway and associated improvements on APN 035-170-022 and 1562-1564 La Vista del Oceano Drive; and
4. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
5. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be directed toward the ground.
6. **Landscape Plan Compliance.** Each Owner shall comply with the Landscape Plan(s) approved for the parcels of Real Property owned by such Owner by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. Each Owner shall provide and maintain the landscaping on the parcels of Real Property owned by such Owner in accordance with said landscape plan.
7. **Landscape Plan.** Each landscape plan shall adhere to the Fire Department Landscape Guidelines for properties that are in the high fire hazard area. These plans shall be reviewed and approved by the Architectural Board of Review and the Fire Department. **(H-2)**
8. **High Fire Vegetation Management.** Residences located in the High Fire Hazard area are required to maintain vegetation to create an effective fuel break by thinning dense vegetation (mosaic style) and removing dry brush, flammable vegetation and combustible growth from areas within 100 feet of all buildings or structures. Each Owner shall perform the following maintenance annually on the parcels of Real Property owned by such Owner for the life of the project.
 - a. Cut and remove hazardous brush, shrubs, and flammable vegetation such as dry grass and weeds within 100 feet of any structure and within 2 inches of the ground.
 - b. Thin brush from streets and driveways both horizontally and vertically along the property. Flammable vegetation must be cleared on each side of the street or driveway for a distance of 10 feet and a vertical distance of 13 feet, 6 inches. Vegetation must be cut to within 2 inches of the ground. This applies to the public or private driveway and any public or private streets that border the property.
 - c. Remove dead wood, trim the lower branches, and limb all live trees to 6 feet above the ground (or as much as possible with younger, smaller trees), especially trees adjacent to buildings.
 - d. Trim tree limbs back a minimum distance of 10 feet from any chimney opening.
 - e. Remove all dead trees from the property.

- f. Maintain the roof of all structures free of leaves, needles or other vegetative debris.
 - g. Legally dispose of all cut vegetation, including any debris left from previous tree trimming and brush removal. Cut vegetation may be chipped and spread throughout the property as a ground cover, up to 12 inches in depth, and at least 30 feet from any structure. **(H-1)**
 - 9. **Public Improvement Agreement [Development].** "Agreement to Construct and Install Improvements (Not a Subdivision)" and associated Securities shall be executed by each and every Owner of the Real Property.
 - 10. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
 - b. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - c. **Storm Water Runoff Control Systems Maintenance.** The Owners shall maintain private drainage system, and storm drain detention assembly in accordance with the Operations and Maintenance Procedure Plan approved by the City Engineer.
 - d. **Reciprocal Access and Maintenance Agreement,** for vehicles/pedestrians through Parcels 035-180-084 and 035-180-058 for the benefit of Parcels 035-180-097 and 035-180-058. An Executed Agreement for Maintenance of the proposed private shared driveway subject to the review and approval of the Public Works Director and City Attorney.
 - 11. **Encroachment Permit for Private Sewer.** For all private storm drain and sewer improvements depicted on civil drawing # to be determined, Owners shall apply for an encroachment permit and provide associated fees, to process authorization by City Council of location of private sewer systems within the public portion of La Vista del Oceano Drive.
- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):
- 1. **Water Conservation.** The landscape and irrigation plans shall be in compliance with the Landscape Design Standards for Water Conservation (Res.

No. 89-077) and shall be subject to approval by the Architectural Board of Review. (PS-1)

2. **Minimize Visual Effect of Paving.** Textured or colored pavement shall be incorporated in paved areas of the project to minimize the visual effect of the expanse of paving.
3. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.
4. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler (and irrigation) systems shall be provided in a location screened from public view or included in the exterior wall of the building
5. **Landscaping.** The Property Owners, Architectural Board of Review and Fire Department shall increase the landscaping to break up the mass of the buildings when viewed from below; including the use of canopy trees, while remaining consistent with the high-fire guidelines.
6. **Pedestrian Access.** Provide differentiated pavement, or other clear pedestrian access from the three upper houses to La Vista del Oceano Drive.
7. **Pedestrian Paving.** The Property Owners shall, to the extent feasible, as determined by Community Development and the Public Works directors, consider solutions for differentiated pedestrian paving along La Vista del Oceano Drive and potential pedestrian refuges and appropriate locations while minimizing retaining walls, although a low retaining wall and some pedestrian access could be considered, including decomposed granite or similar material on pedestrian shoulders.
8. **Retaining Walls.** All retaining walls visible to the public shall be faced with sandstone or similar appearance, as acceptable to the Architectural Board of Review.

C. **Public Works Submittal and Approval Prior to Site Building Permit Issuance.** The Owners shall submit the following or evidence of completion of the following to the Public Works Department prior to the issuance of a Building Permit for the project:

1. **Public Improvement Securities.** The Owners shall provide an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the "Agreement to Construct and Install Improvements (Not a Subdivision)" Securities will reflect 150% of the approved Engineer's Estimate per Municipal Code 27.11. 100% of the Engineer's Estimate for the Performance security and 50% of the Engineer's Estimate for the Labor & Materials security. Upon completion and acceptance of the required public improvements, 75% of the Performance security will be released and the labor and materials security will be released in total. Section 5 of the Agreement for Land Development Improvement, or Agreement to

Construct and Install Improvements (Not a Subdivision)) requires that the retention of 25% of the performance security to cover the cost of any defects in work discovered within the first year following acceptance of the work.

2. **Public Improvement Plans.** The Owners shall submit C-1 public improvement plans designed and stamped by a licensed civil engineer for construction of public improvements along the subject property road frontage on La Vista Del Oceano Drive. Public Works C-1 Improvement Plans shall be submitted separately from Building Permit plans. As determined by the Public Works Department, the improvements shall include new driveway aprons to meet Title 24 requirements, new concrete curbs, gutters, and 16-foot varying width asphalt concrete roadway, underground service utilities, install one city standard street light as determined by ABR and Public Works at bend of road, retaining wall shall be submitted and design by a licensed structural engineer and built to City Standard, submit application for installation of new water services and connection to city water main, removal, replacement or relocation of any public utilities or structures shall be approved by the City and at Owners expense, and preserve and/or reset survey monuments and provide adequate positive drainage from site.

The Owners must furnish and install traffic control signs, striping, and guardrails in the public right-of-way as approved by the Transportation Operations Manager.

3. **Drainage Calculations or Hydrology Report.** The Owners shall submit to the Land Development Engineer drainage calculations/hydrology report justifying that the existing on-site and proposed on-site drainage conveyance system adequately conveys a minimum of a 25-year storm event.
4. **Construction Best Management Practices.** Construction Best Management Practices Required. All construction activities conducted by the Owners, either individually or collectively, shall address water quality through the use of best management practices (BMP's) as approved by the City Building Official.
5. **Storm Drain Operation and Maintenance Plan Required.** The Owners shall provide an Operations and Maintenance Procedure Plan (describing maintenance procedure and schedule) for the operation and use of the storm drain retention system. The Plan shall be reviewed and approved by the Land Development Engineer.
6. **Private Storm Drain Facilities.** Storm drain facilities not built to city standard are to be privately maintained and located on private property.
7. **Public Works Requirements for Building Plans.** Improvements as shown on the building plans for construction of onsite and offsite private drainage and sewer improvements. As determined by the Public Works Department, the improvements shall include; install new 6-inch sewer and 2 manholes and connect to existing sewer main, abandon portion of existing private sewer main,

private drainage system which include storm water detention basin sized per drainage report dated October 13, 2004 on parcel 035-170-022, related storm drain piping, curb drain outlets, drop inlet, and 100-year storm over land escape route with erosion protection along private drainage easement of parcel 035-180-085. Applicant to provide application and related documentation for an encroachment permit for private drain and sewer in public right-of-way.

- D. **Required Prior to Permit Issuance.** Issuance of all permits shall be in compliance with “**Construction Site Regulations**” as outlined in condition G. The following shall also be finalized and specified in written form and submitted prior to or with any public works and site building permit applications:

1. **Mitigation Monitoring and Reporting Requirement.** The Owners shall submit to the City’s Environmental Analyst a monitoring program for the project’s mitigation measures, as stated in the Mitigated Negative Declaration for the project, applicable to each building and public works permit for this project. A Project Environmental Coordinator (PEC) and Mitigation monitors responsible for permit compliance monitoring must be hired and paid for by the applicant. The mitigation monitoring program shall include, but not be limited to:
 - a. A list of the project’s mitigation measures.
 - b. An indication of the frequency of the monitoring of these mitigation measures.
 - c. A schedule of the monitoring of the mitigation measures.
 - d. A list of reporting procedures.
 - e. A list of the mitigation monitors to be hired.
2. **Project Environmental Coordinator Required.** A qualified representative for the Owners, approved by the City Planning Division, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.
3. **Construction Notification to Neighbors.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notification to property owners and residents within 450 feet of the project area, to surrounding area homeowners associations, and posted at the access to construction site. The notice shall provide a construction schedule, required noise conditions applied to the project, and the name and telephone number of the Project Manager who can address questions and problems that may arise during construction. (N-2)

4. **Pre-Construction Conference.** Prior to commencement of construction, a construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owners, Architect, Project Engineer, Project Environmental Coordinator, Mitigation Monitors, Contractor and Subcontractor(s).
5. **Contractor and Subcontractor Notification.** All contractors and subcontractors shall be notified in writing of site rules, restrictions and Conditions of Approval.
- E. **Phasing of Permits.** Issuance of a rough grading permit shall be allowed prior to issuance of other public works and site building permits with incorporation of proper storm water control, drainage, and erosion control measures, all items outlined in Section D above, and all items outlined in Subsection F.7 and Section G, as approved by City Staff.
- F. **Building Permit Plan Requirements.** The following requirements shall be incorporated into the construction plans submitted to the Building and Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy for each individual building permit:
 1. **Design Review Requirements Included on Plans.** Plans submitted for building permits shall show all design elements, as approved by Architectural Board of Review, outlined in Section B above.
 2. **Guest Parking.** One guest parking space shall be provided on each proposed building site in addition to the two (2) covered parking spaces required by the Zoning Ordinance as approved.
 3. **Green Building Design.** Each Owner shall incorporate feasible green building measures into project design on the parcel(s) of Real Property owned by such Owner, which may include but are not limited to: energy conservation measures beyond Title 24 requirements; reduction of hazardous materials use, waste reduction measures, and water conservation measures. **(AQ-9)**
 4. **Long-term Recycling.** Each Owner shall provide equal space and/or bins for storage of recyclable material and trash for each residential unit on the parcel(s) of Real Property owned by such Owner. This information shall be shown on the building plans and installed as a part of the project's improvements. **(PS-3)**
 5. **Drainage and Grading Plan Required.** Each Owner shall submit a drainage and grading plan for the parcel(s) of Real Property owned by such Owner and shall carry out the requirements of such plans in the field.
 6. **Earthwork, Foundation, and Structural Design.** Each Owner shall incorporate into the construction plans and implement all recommendations

specified in the individual geology and soils reports prepared by licensed engineers, geologists or equal for the parcel(s) of Real Property owned by such Owner. **(G-1)**

7. **Erosion Control Plan.** A comprehensive Erosion Control Plan for all construction activities to maintain all sediment on site and out of the drainage system shall be submitted to the Building Division for approval prior to Building Permit issuance, including any rough grading permit, and shall be implemented by the Owners on site. The plan shall include Best Management Practices approved by the City and Regional Water Quality Control Board, and shall include, at a minimum, the following:
- a. Excavation and grading shall be limited to the dry season of the year (i.e., April 15-November 1).
 - b. Grading shall incorporate any applicable measures recommended in soils and geology reports. Detailed plans and geologic report shall be submitted for any permanent erosion-control structures.
 - c. Grading shall be designed to minimize erosion and control drainage.
 - d. Minimize the area of bare soil exposed at one time (phased grading).
 - e. Stockpiles of earth and other construction related materials shall be protected from being transported from the site by the forces of wind or water.
 - f. Any slopes with disturbed soils or denuded of vegetation shall be stabilized so as to inhibit erosion by wind and water.
 - g. Bare soils shall be protected from erosion by applying heavy seeding, within five days of clearing or inactivity in construction.
 - h. Graded areas shall be revegetated within four weeks of grading activities with deep-rooted, native, drought-tolerant species to minimize slope failure and erosion. Planted areas shall be irrigated if necessary, and maintained to ensure that plants are established. Geotextile binding fabrics shall be used as necessary to hold slopes until vegetation is established.
 - i. Identify and install silt fencing (installed with a 6 inch by 6 inch right-angled, buried lip) and/or closely aligned hay bales on the edge of all development envelopes.
 - j. Sediments and other material shall not be traced from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions shall be swept up immediately and shall not be washed down by rain or other means.

- k. Establish fuel and vehicle maintenance staging areas located away from all drainage courses, and design these areas to control runoff.
 - l. Eroded sediments and other pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
 - m. Fuels, oils, solvents and other toxic materials shall be stored in accordance with their listing and shall not contaminate the soil and surface waters. All approved storage containers shall be protected from the weather. Spills shall not be washed into the drainage system.
 - n. Excess or waste concrete shall not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as a solid waste.
 - o. Trash and construction related solid wastes shall be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind. **(W-1)**
 - p. The Building and Safety Division shall have the discretion to require additional erosion control and water quality measures when substantial rainfall is forecast.
 - q. Pre- and post-storm monitoring shall be carried out to determine that silt conveyance is minimal. If, after monitoring, in the opinion of the Building Official, the soil is, or will become saturated, monitoring will be increased.
8. **Storm Drain Markings.** Stenciled information shall be printed on all curb storm drains warning of the direct connection to the creek and ocean. **(W-2)**
9. **Site Runoff.** All project runoff waters from areas such as the access roads, roofs, driveways shall be captured on-site and conducted, via the proposed drainage system, to prevent increased site runoff. **(W-3)**
- G. **Construction Site Regulations.** All construction onsite will adhere to the following regulations. These regulations shall be reproduced on all plans issued:
- 1. **Construction Hours Limitations.** Construction (including preparation for construction work) is prohibited Monday through Friday before 8:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as shown below:

New Year's Day	January 1 st *
Martin Luther King's Birthday.....	3 rd Monday in January
Presidents' Day.....	3 rd Monday in February
Memorial Day.....	Last Monday in May
Independence Day	July 4 th *
Labor Day	1 st Monday in September

Thanksgiving Day4th Thursday in November
 Following Thanksgiving Day Friday following Thanksgiving Day
 Christmas DayDecember 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work at night, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in SBMC §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number. (N-1)

2. **Construction Contact Sign.** Immediately after building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) and Project Environmental Coordinator's (PEC) name, contractor(s) and PEC's telephone number, work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
3. **Truck Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Operations Manager. The route of construction-related traffic shall also be established to minimize trips through surrounding residential neighborhoods. (AQ-3, TC-1)
4. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation and Parking Manager.
 - b. On-site or off-site storage shall be provided for construction materials and equipment. Storage of construction materials within the public right-of-way is prohibited without a Public Works permit. (TC-2)
5. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways. (TC-3)
6. **Construction Source Reduction/ Recycling Measures.** Recycling bins shall be placed on the site throughout the construction process, and the applicant shall maximize resource recovery, reuse and recycling of demolition and construction waste as feasible. (PS-2)

7. **Construction Equipment Mufflers and Shields.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. Sound control devices and techniques, such as noise shields and blankets, shall be employed as needed to reduce the level of noise to surrounding residents. **(N-3)**
8. **Construction Equipment Requirements.** The following shall be adhered to during project grading and construction to reduce NOx and particulate emissions from construction equipment:
 - a. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible.
 - b. Clean diesel fuel (Ultra-Low Sulfur Diesel) fuel shall be used.
 - c. The engine size of construction equipment shall be the minimum practical size.
 - d. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
 - e. Construction equipment shall be maintained in tune per the manufacturer specifications.
 - f. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines.
 - g. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - h. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.
 - i. Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - j. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite. **(AQ-8)**
9. **Unanticipated Archaeological Resource Discovery Procedures.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel.
 - a. If such cultural resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be consulted. The latter shall be

employed by the applicant to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities.

- b. If the findings are potentially significant, a Phase III program (which may entail measures such as project redesign to avoid resources, documentation and capping of resources in place, or recovery) shall be prepared and accepted by the Environmental Analyst and the Historical Landmarks Commission. That portion of the Phase III program which requires work on-site shall be completed prior to continuing construction in the affected area.
- c. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted and shall remain present during all further subsurface disturbance in the area of the find. If a discovery potentially consists of human remains, the Santa Barbara County Coroner and California Native American Heritage Commission must also be contacted and federal and state regulations followed.
(CR-1)

- 10. **Construction Discovery of Hazardous Materials.** In the event that potentially hazardous materials are uncovered during grading or construction processes, the applicant shall take appropriate measures to assure worker and public safety and provide for assessment and remediation in accordance with State, County, and City regulations. (H-3)
- 11. **Well Abandonment.** In the event that a well is found during construction activities, the well shall be properly abandoned in accordance with State regulations. (H-4)
- 12. **Dust Control Monitor.** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to issuance of any grading permits for the project. (AQ-7)
- 13. **Watering of Site.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
 - a. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust

raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph. (AQ-1)

14. **Covered Fill Material/Truck Loads.** If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be covered from the point of origin. (AQ-2)
15. **Wind Erosion Control.** After clearing, grading, earth moving or excavation is completed; the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:
 - a. Seeding and watering until grass cover is grown;
 - b. Spreading soil binders;
 - c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
 - d. Other methods approved in advance by the Air Pollution Control District. (AQ-4)
16. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., should be paved as soon as possible. Additionally, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. (AQ-5)
17. **Gravel pads.** Gravel pads must be installed at all access points to prevent tracking of mud on to public roads. (AQ-6)

18. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owners	Date	
Property Owners	Date	
Property Owners	Date	
Property Owners	Date	
Contractor	Date	License No.
Contractor	Date	License No.
Architect	Date	License No.
Architect	Date	License No.
Architect	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.
Engineer	Date	License No.
Engineer	Date	License No.

- H. **Prior to Certificate of Occupancy.** Prior to issuance of a Certificate of Occupancy for any of the residences, the Owners of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified Arborist.
 2. **Complete Public Improvements.** Public improvements as shown in the improvement/building plans.
 3. **Check Valve/Anti-Backflow Device.** Provide an approved check valve or anti-backflow device placed on the property side of consumer's service for the individual residence pursuant to Santa Barbara Municipal Code Section 14.20.120 and Public Works Construction Standard Detail 5-009.0.
 4. **Utilities Undergrounded.** Place utilities underground from the transmission source and within the Real Property.
 5. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8½" x 11" board and submitted to the Planning Division.
- I. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.
- Applicant/owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

NOTICE OF APPROVAL TIME LIMITS:

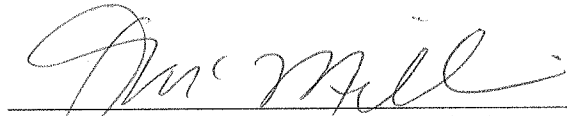
The Planning Commission's action approving the Modifications shall terminate one (1) year from the date of the approval, per SBMC §28.87.360, unless a building permit for the use

authorized by the approval is sought within twelve months of the approval. An extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

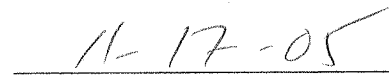
This motion was passed and adopted on the 6th day of October, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.



Dean Rae McMillion, Admin/Clerical Supervisor



Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.